

Date Filed 10-10-13  
Amount Paid \$100.00  
Check No. 073245  
Application Revised: 12-20-2010

**VILLAGE OF WESTON**  
**CERTIFIED SURVEY MAP**  
**APPROVAL APPLICATION**



One copy of the proposed Certified Survey Map (CSM) needs to be submitted along with payment, as specified below, and completed application at time of CSM submittal. CSM's that do not involve road right of way dedication are reviewed and approved by Village Staff. CSM's involving road right of way dedication must be reviewed by the Village Plan Commission and approved by the Village Board at their next available meeting date. The CSM will be scheduled on the next available Plan Commission and Board meetings and the applicant notified by staff of the dates and times of the meetings.

Village of Weston CSM # CCSM-11-13-1402  
(Village Office Use Only)

**Certified Survey Map Review Fees:**

- 1 Residential (no road right of way dedication) - \$50.00
- 2 Residential (road right of way dedication) - \$150.00
- 3 **Commercial (no road right of way dedication) - \$100.00**
- 4 Commercial (road right of way dedication) - \$250.00
- 5 Boundary Survey (Commercial or Residential) - \$50.00
- 6 Extraterritorial Review (Commercial or Residential) - \$50.00

SURVEYOR: JOSHUA PRENTICE PHONE NO: (715) 675-9784

EMAIL ADDRESS: JPRENTICE@REIENGINEERING.COM

MAILING ADDRESS: 4080 N. 20<sup>TH</sup> AVE.  
WAUSAU, WI 54401

PROPERTY OWNER: RICHARD & SANDRA AUSTIN PHONE NO: ( )

MAILING ADDRESS: PO Box 897  
WAUSAU, WI 54402-0897

CSM APPLICANT NAME: JOSHUA PRENTICE PHONE NO: (715) 675-9784

EMAIL ADDRESS: JPRENTICE@REIENGINEERING.COM

MAILING ADDRESS: 4080 N. 20<sup>TH</sup> AVE  
WAUSAU, WI 54401

TAX PARCEL NO: 62-0720-000-004-00-00 SUBDIVISION: SHADOW RIDGE

TAX PARCEL IDENTIFICATION NUMBER (PIN): 192-2808-201-0025

PARCEL SITE ADDRESS: 3404 COMMUNITY CENTER DRIVE

DESCRIBE WHAT IS BEING DONE (Ex: splitting lot, combining lots, etc.):  
SPLITTING LOT 4 INTO 2 LOTS

**Sec. 74.133. Certified survey map review checklist.**

The following certified survey map review checklist shall be utilized by staff and the Plan Commission in determining whether or not approval should be given to the proposed certified survey map:

- ☒ Location of all watercourses, drainageways and surface drainage patterns should be shown.
- ☒ All easements of record should be shown.
- ☒ Where applicable, the regional floodplain boundary and the vertical contour line, which is two feet above the regional flood elevation, should be shown.
- ☒ Wetland boundaries from the department of natural resources wetland inventory maps should be shown.
- ☒ All other applicable survey standards shall be maintained by the surveyor.
- ☒ Where the certified survey map requires dedication for a public road, the subdivider shall follow the intent of the subdivision roadway and drainage inspection report.
- ☒ All public road dedications shall be a minimum 66 feet (four rods) wide.
- ☒ Each lot must have access to a public street.
- ☒ Location of existing buildings, wells and septic tanks should be shown.
- ☒ Lots must comply with minimum frontage and area for their zoning classification.

**PLEASE NOTE WHY ANY OF THE ABOVE ARE NOT CHECKED AND ENCLOSED AT TIME OF SUBMITTAL:**

Please note that per Section 74.123 (d) of Village of Weston Ordinances, parkland dedication fees apply to all new lots created for residential development. A bill for this fee will be sent to you if your CSM is approved. This fee must be paid in full prior to the Village releasing your signed CSM to you for recording at the Marathon County Register of Deeds.

Single Family	\$244 per lot
Duplex	\$446 per lot
Multi-Family	
1 bedroom	\$138 per unit
2 bedroom	\$204 per unit
3 or more bedrooms	\$244 per unit

APPLICANT'S SIGNATURE:  DATE SIGNED: 10-10-2013

APPLICANT'S NAME (PLEASE PRINT) JOSH PRENTICE E-MAIL ADDRESS: JPRENTICE@PREENGINEERING.COM

**Please note that a copy of the recorded CSM with Marathon County Register of Deeds must be provided to the Village within 30 days after recording for our records.**

.....

**FOR OFFICE USE ONLY**

\*\*\*\*\*If no road right of way is created or extended, Village staff may approve CSM:

Date 11/7/13 Approved/Disapproved By: Jennifer L Higgins

Contingencies placed on approval: NONE

\_\_\_\_\_

\_\_\_\_\_

Planning Commission/~~Village Board~~ notified via PC consent agenda on (Date): 11/11/13

\_\_\_\_\_

\*\*\*\*\*If road right of way is created or extended, CSM must receive Village Plan Commission & Board Approval N/A

Date of Plan Commission Meeting & Review: —

Recommendation of the Village Plan Commission: —

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**NOTE:** This is only a recommendation. It requires action by the Village Board to become effective.

Forwarded to the Village Board Date: —

CSM: (Adopted / Denied) Date of Approval/Denial: —

RESOLUTION # —

\_\_\_\_\_

ROD RECORDING INFORMATION: DOC. # \_\_\_\_\_ CSM # \_\_\_\_\_ VOL. \_\_\_\_\_ PG. \_\_\_\_\_



R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784  
MARATHON CO. CERTIFIED SURVEY MAP

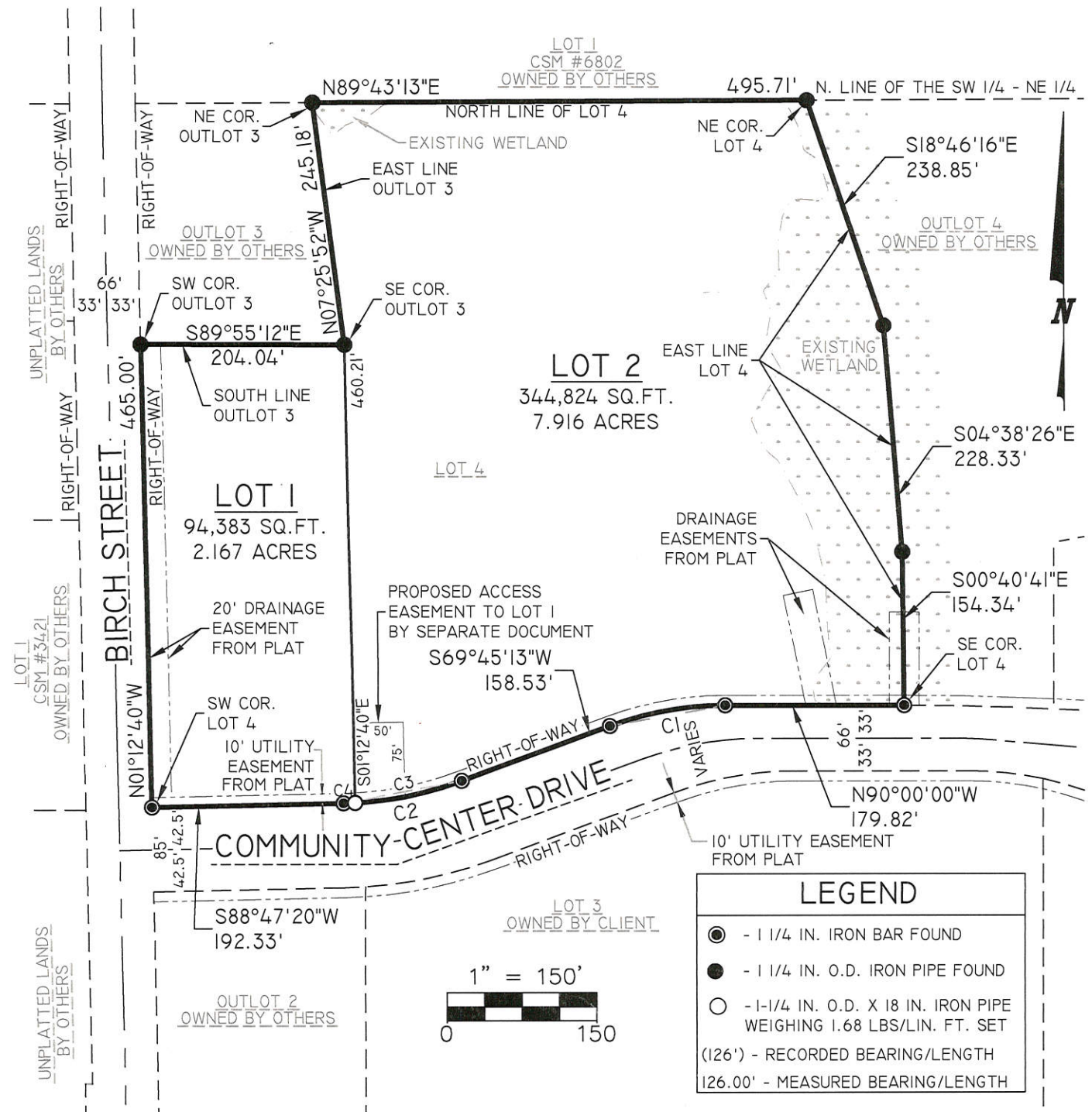
MAP NO. \_\_\_\_\_ VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

PREPARED FOR: RICHARD & SANDRA AUSTIN & AUSTIN LIVING TRUST LAND OWNER: RICHARD & SANDRA AUSTIN & AUSTIN LIVING TRUST

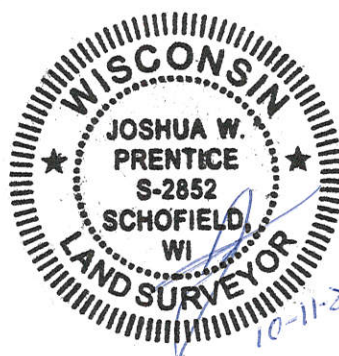
OF LOT 4 OF SHADOW RIDGE, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(91) DATUM AND REFERENCED TO THE NORTH LINE OF LOT 4 OF SHADOW RIDGE RECORDED TO BEAR NORTH 89°43'13" EAST.
2. FIELDWORK WAS COMPLETED ON 10/10/2013.
3. WETLANDS SHOWN ARE FROM WETLAND DELINEATION BY STAR ENVIRONMENTAL IN SEPTEMBER 2013.



CURVE TABLE					
CURVE	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH
C1	335.00'	S79°52'36"W	117.76'	20°14'47"	118.38'
C2	365.00'	S79°16'16"W	120.71'	19°02'07"	121.26'
C3	365.00'	S78°21'22"W	109.19'	17°12'19"	109.61'
C4	365.00'	S87°52'26"W	11.66'	1°49'48"	11.66'



R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784  
MARATHON CO. CERTIFIED SURVEY MAP

MAP NO. \_\_\_\_\_ VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

PREPARED FOR: RICHARD & SANDRA AUSTIN & AUSTIN LIVING TRUST LAND OWNER: RICHARD & SANDRA AUSTIN & AUSTIN LIVING TRUST

OF LOT 4 SHADOW RIDGE, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN REGISTERED LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED LOT 4 SHADOW RIDGE, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4, WHICH IS THE POINT OF BEGINNING; THENCE NORTH 01°12'40" WEST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF BIRCH STREET, 465.00 FEET TO THE SOUTHWEST CORNER OF OUTLOT 3 OF SAID SHADOW RIDGE; THENCE SOUTH 89°55'12" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID OUTLOT 3, 204.04 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 3; THENCE NORTH 07°25'52" WEST, COINCIDENT WITH THE EAST LINE OF SAID OUTLOT 3, 245.18 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 3 AND THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89°43'13" EAST, COINCIDENT WITH SAID NORTH LINE OF LOT 4, 495.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 18°46'16" EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 4, 238.85 FEET; THENCE SOUTH 04°38'26" EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 4, 228.33 FEET; THENCE SOUTH 00°40'41" EAST, COINCIDENT WITH SAID EAST LINE OF LOT 4, 154.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTH RIGHT-OF-WAY LINE OF COMMUNITY CENTER DRIVE; THENCE NORTH 90°00'00" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 179.82 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 118.38 FEET COINCIDENT WITH THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, SAID CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 20°14'47", AND A CHORD THAT BEARS SOUTH 79°52'36" WEST FOR A DISTANCE OF 117.76 FEET; THENCE SOUTH 69°45'13" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 158.53 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 121.26 FEET COINCIDENT WITH THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, SAID CURVE HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 19°02'07", AND A CHORD THAT BEARS SOUTH 79°16'16" WEST FOR A DISTANCE OF 120.71 FEET; THENCE SOUTH 88°47'20" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 192.33 FEET TO SAID SOUTHWEST CORNER OF LOT 4 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 439,207 SQUARE FEET, 10.083 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF RICHARD & SANDRA AUSTIN, OWNER OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATION OF THE VILLAGE OF WESTON.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 11<sup>TH</sup> DAY OF OCTOBER 2013

REI  
JOSHUA W. PRENTICE  
WI R.L.S. S-2852



APPROVED FOR RECORDING UNDER THE TERMS  
OF THE VILLAGE OF WESTON LAND DIVISION  
REGULATIONS.

BY: Jennifer Higgins  
DATE: 11-7-13  
VILLAGE OF WESTON ZONING DEPARTMENT



LRS10801  
LRS108I

Land Records  
Browse

11/07/13  
12:24:52

PIN 192 2808 201 0025 Village of WESTON  
Parcel 62 072000 000 004 00 00 Status: **ACTIVE**  
Adr 1 3404 COMMUNITY CENTER DR WESTON 54476 0000  
Own 1 AUSTIN SANDRA J P

General Parcel Information:

PIN. . . . .: 37 192 4 2808 201 0025 Village of WESTON  
Parcel Number : 62 0720 000 004 00 00 Parcel Status: ACTIVE  
Sale Date. . . : 4/20/2011 Sale Type. . : ADDITIONAL PARCELS  
Sale Amount. . : 1,200,000 Transfer Tax : 3,600.00  
Deed Type. . . : Quit Claim  
Deed Reference: M325-1063 1151102 M667-1314 1595705  
MAILING ADDRESS RICHARD J AUSTIN  
SANDRA J AUSTIN  
PO BOX 897

WAUSAU WI 54402 0897 USA

Parcel Addresses:

1 Parcel Address(es) on File

#	House	Street	Unit	City	Zip
1	3404	COMMUNITY CENTER DR		WESTON	54476 0000

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2004	10.083				
				1	SHADOW RIDGE
				2	LOT 4